

Notice of Application



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: RIVA Townhomes Circulation Facilities

Application: February 8, 2016

Application Complete: February 10, 2016

Notice of Application: January 24, 2016

Notice of Application Public Comment Period:

February 24 – March 12, 2016

(See Public Comment below for more information)

Public Hearing or Meeting Date: None required.

PROJECT INFORMATION

File Number(s): AAS16-00005, AAS16-00006

Project Description: Application for an Administrative Adjustment of Standards (AAS) to adjust the sidewalk width and location of the Primary Through Block Passage serving residential units 25 – 33 (AAS16-00005) and to reduce the vehicular travel lane on Newport Way from 11 feet, as prescribed in the Central Issaquah Development Design Standards for Parkways, to 10 feet (AAS16-00006) ([see Attachment A, Site Plan](#)).

Project Location: 2450 Newport Way NW and contiguous vacant lot north ([See Attachment B, Vicinity Map](#))

Gross Area of Project Site in Acres: 8.39 **Sq. Ft.:** 365,394

Applicant: Stacia Bloom, Core Design, Inc. 14711 NE 29th Place, Suite 101, Bellevue, WA 98007

Decision Maker: Development Services Director – Level 0 review

Required City Permits: Administrative Adjustment of Standards

Related City Permits, Not Part of this Application: Site Development Permit (SDP15-00004)

Required Studies: Technical Information Report (TIR); Traffic Study

Zoning: VR, Village Residential

Comprehensive Plan Designation: Multi-family Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Central Issaquah Development and Design Standards, Issaquah Land Use Code (IMC 18), Central Issaquah Plan, Comprehensive Plan (Online at: issaquahwa.gov/codes_and_plans)

PUBLIC COMMENT

The application, with narrative and plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

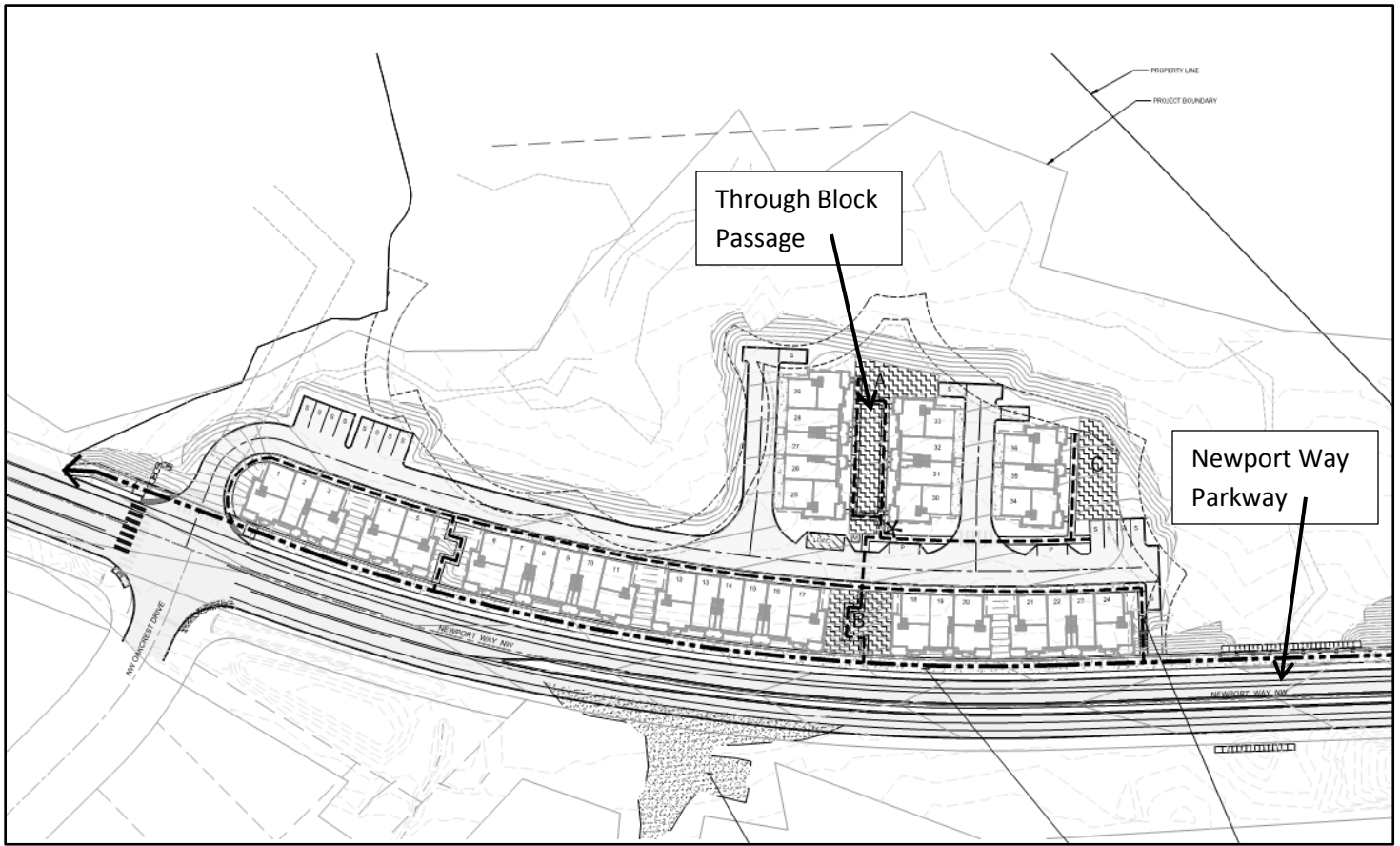
Note: AAS16-00005 and AAS16-00006 are being reviewed concurrently with a Site Development Permit (SDP15-00005) to develop the site for a Senior Housing project. In addition to written comments, oral public comments for this AAS will be accepted at the February 3, 2016 public hearing but final decision on this AAS will be by the Development Services Director.

CITY CONTACT INFORMATION

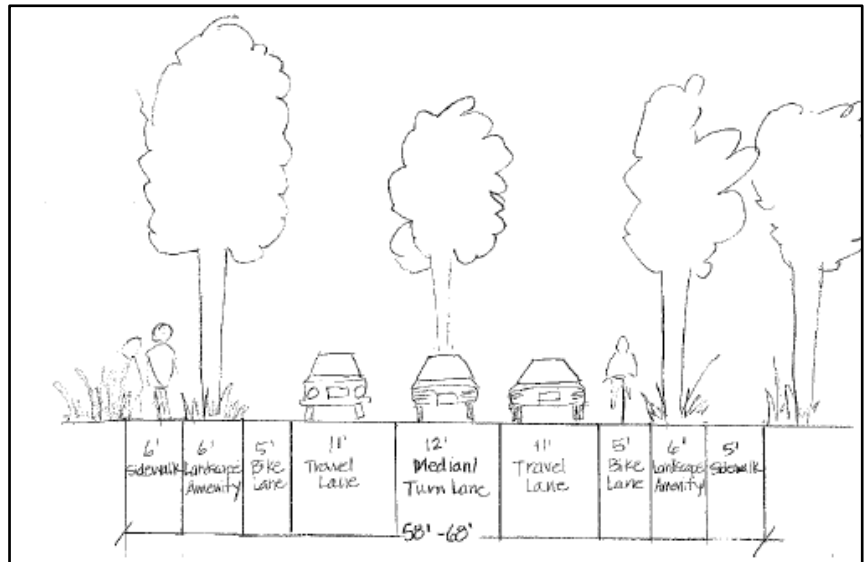
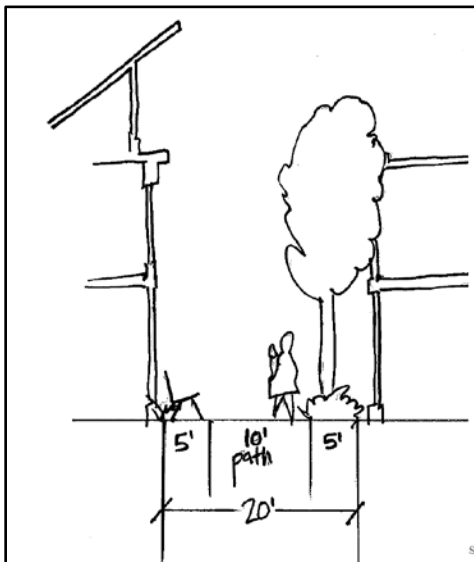
Project Planner: Amy Tarce, Senior Planner
Phone Number: 425-837-3097
E-Mail: amyt@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

ATTACHMENT A SITE PLAN



Central Issaquah Development and Design Standards, Chapter 6, Circulation Facilities, (Left image) Primary Through Block Passage, per 6.4.C; (Right image) Parkway per 6.4.H.



ATTACHMENT B VICINITY MAP

Riva Townhomes, SDP15-00004

AAS16-00005, AAS16-00006

